

IN RE: PETITION FOR ADMIN. VARIANCE	* BEFORE THE
NW/S Lambson Road, 110' NE of	* ZONING COMMISSIONER
the c/l of Lambson Court	* OF BALTIMORE COUNTY
(3706 Lambson Road)	* Case No. 95-182-A
15th Election District	*
5th Councilmanic District	
Ronald Zimmerman, et ux	
Petitioners	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 3706 Lambson Road, located in the vicinity of Bowleys Quarters in southeastern Baltimore County. The Petition was filed by the owners of the property, Ronald and Dorothy Zimmerman. The Petitioners seek relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.)(Sections 211.2 and 211.3, R.6, 1955) to permit a front yard setback of 5 feet, an east side yard setback of 2 feet, and a west side yard setback of 10 feet in lieu of the minimum required 25 feet, 12 feet and 20 feet, respectively, for a proposed carport on the east side of the existing dwelling. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or gener-

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

al welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16TH day of December, 1994 that the Petition for Administrative Variance seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.)(Sections 211.2 and 211.3, R.6, 1955) to permit a front yard setback of 5 feet, an east side yard setback of 2 feet, and a west side yard setback of 10 feet in lieu of the minimum required 25 feet, 12 feet and 20 feet, respectively, for a proposed carport on the east side of the existing dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The carport cannot extend into the front yard, but must be entirely located in the side yard as shown on the site plan identified as Petitioner's Exhibit 1.
- 3) Compliance with the Zoning Plans Advisory Committee (ZAC) comments submitted by the Developers Engineering Section dated December 5, 1994.

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 12/16/94
By [Signature]

1-900-222-2222

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

December 16, 1994

Mr. & Mrs. Ronald Zimmerman
3706 Lambson Road
Baltimore, Maryland 21220

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NW/S Lambson Road, 110' NE of the c/l of Lambson Court
(3706 Lambson Road)
15th Election District - 5th Councilmanic District
Ronald Zimmerman, et ux - Petitioners
Case No. 95-182-A

Dear Mr. & Mrs. Zimmerman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Harold Bunnell
P.O. Box 15453, Baltimore, Md. 21220

People's Counsel

✓ File

MICROFILMED





Petition for Administrative Variance

95-182-A

to the Zoning Commissioner of Baltimore County

for the property located at 3706 LAMBSON ROAD

which is presently zoned D,R.5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1B62.3.B. (211.2 + 211.3, R.6, 1955) to permit a 5' front yard, a 2' side yard, and a 10' side yard sum in lieu of 25', 12', and 20', respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

UNABLE TO BUILD ATTACHED CARPORT DUE TO SIDE SET-BACKS

UNABLE TO KEEP AUTO OUT OF THE WEATHER WITH EXISTING SET BACK

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s):

(Type or Print Name)

RONALD ZIMMERMAN

(Type or Print Name)

Signature

Signature

X Ronald W. Zimmerman

Address

DOROTHY ZIMMERMAN

(Type or Print Name)

City

State

Zipcode

Signature

Dorothy M. Zimmerman

Attorney for Petitioner:

3706 LAMBSON ROAD

335-4632

Address

Phone No.

(Type or Print Name)

BALTIMORE

MARYLAND

21220

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Signature

Address

Phone No.

City

State

Zipcode

HAROLD BUNNELL

Name

P.O. BOX 15453

391-6811

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: MSK

DATE: 11/15/94

ESTIMATED POSTING DATE: 11/22/94



Printed with Soybean Ink
on Recycled Paper

ITEM #: 178

MICROFILMED

ORDER RECEIVED FOR FILING

Date 12/16/94

Affidavit in support of 95-182-A Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3706 LAMBSON ROAD
address
BALTIMORE MARYLAND 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

UNABLE TO BUILD ATTACHED CARPORT DUE TO SIDE SET BACKS

UNABLE TO KEEP AUTOM OUT OF THE WEATHER WITH EXISTING SET BACKS

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Ronald Zimmerman
(signature)
RONALD ZIMMERMAN
(type or print name)



Dorothy Zimmerman
(signature)
DOROTHY ZIMMERMAN; Dorothy
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of November, 19 94, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Ronald Zimmerman and Dorothy Zimmerman

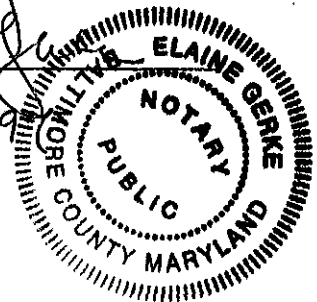
the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

11/2/94
date

Elaine J. Gerke
NOTARY PUBLIC

My Commission Expires: 2/24/99



5766-94
MIC
#178

11/25/94
8

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3706 Lambson Road
address

Baltimore Maryland 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Unable to build a car port due to set-backs, unable to keep auto
out of the weather with existing set-backs.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Ronald Zimmerman
(signature)
Ronald Zimmerman
(type or print name)



Dorothy Zimmerman
(signature)
Dorothy Zimmerman
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22nd day of November, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Ronald Zimmerman & Dorothy Zimmerman

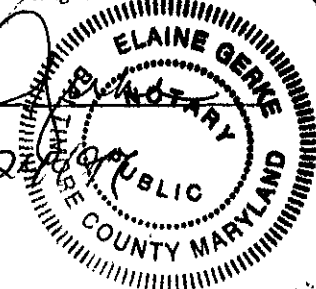
the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

11/22/94
date

Elaine
NOTARY PUBLIC

ccs: 2/22/95



2 extra copies
of affidavits as per my
request since other 2 did
not have original signatures

#178

mtch

178

95-182-A

Beginning on the northwest side of Lambson Road, 50 feet wide, at the distance of 100 feet northeast of the centerline of Lambson Court.

Being Lot 18, Block A, Section 1 in the Carrollwood subdivision, Plat Book 27, Folio 70, containing 9780 square feet (.225 acres). Also known as 3706 Lambson Road in the 15th Election District.

ORIGINAL FILED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-182-A

District 15th Date of Posting 11/28/94

Posted for: Variance

Petitioner: Ronald & Dorothy Zimmerman

Location of property: 3706 Lambson Rd, NW/5

Location of Signs: Facing roadway on property being zoned

Remarks: _____

Posted by M. H. [Signature] Date of return: 12/2/94
Signature

Number of Signs: 1



11/28/94



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-182-A

Account: R-001-6150

Number

Taken In By: mdc

Item: 178

Date

11/15/94

Zimmerman, Ronald - 3706 Lambson Rd.

010 - Admin Var. - \$50.00

080 - 1 sign - \$35.00

Total - \$85.00

RECEIVED

02AUG95 0400XCC
RD CORP 55AM11-15-94

\$85.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

#178



95-182-A

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 178

Petitioner: RONALD & CATHY ZIMMERMAN

Location: 3706 LAMBSON ROAD BALTIMORE MARYLAND 21220

PLEASE FORWARD ADVERTISING BILL TO:

NAME: H.J. & R. CONTRACTORS INC.

ADDRESS: P.O. BOX 15453 BALTIMORE, MARYLAND 21220

PHONE NUMBER: 391-6811

AJ:ggs

MICROFILMED

(Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

December 13, 1994

Mr. and Mrs. Ronald Zimmerman
3706 Lambson Road
Baltimore, Maryland 21220

RE: Item Number: 178
Case Number: 95-182-A
Petitioner: Mr. Zimmerman

Dear Mr. Zimmerman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Zoning Administration and Development Management (ZADM), Development Control, on November 15, 1994.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce N. Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jnw
Enclosure(s)

MICROFILMED



**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

11-25-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109

111 W. Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: MS JOYCE WATSON

Re: Baltimore County

Item No.: * 178 (MJK)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: November 30, 1994

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 178, 179, 180, 181, 182, 183, 185, 187, 188 and 189

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Pat Keller

PK/JL

MICROFILMED

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Dec. 5, 1994
Zoning Administration and Development Management

FROM: *sub* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for December 5, 1994
Item No. 178

The Developers Engineering Section has reviewed the subject zoning item. If the variance is granted, this site will be subject to the Department of Public Works, Road and Street Detail Standard Plate R-15A.

RWB: 6W

১৯৪৬

Plat to accompany Petition for Zoning

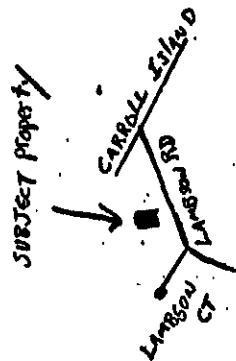
see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 3706 LAMBSON RD

Subdivision name: Carrollwood

plat book # 27, folio # 70, lot # 18, section # 1

OWNER: Ronald J. Dorstny Zimmerman



Ⓢ

Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District 15

Councilman District 3

1"-200' scale map# N.E. 4-K

Zoning: D.R. 5.5

Lot size: .225 9780.50 ft.
acres square feet

problem	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	no	<input checked="" type="checkbox"/>
SEWER:			yes	<input type="checkbox"/>
WATER:				
el Area:				

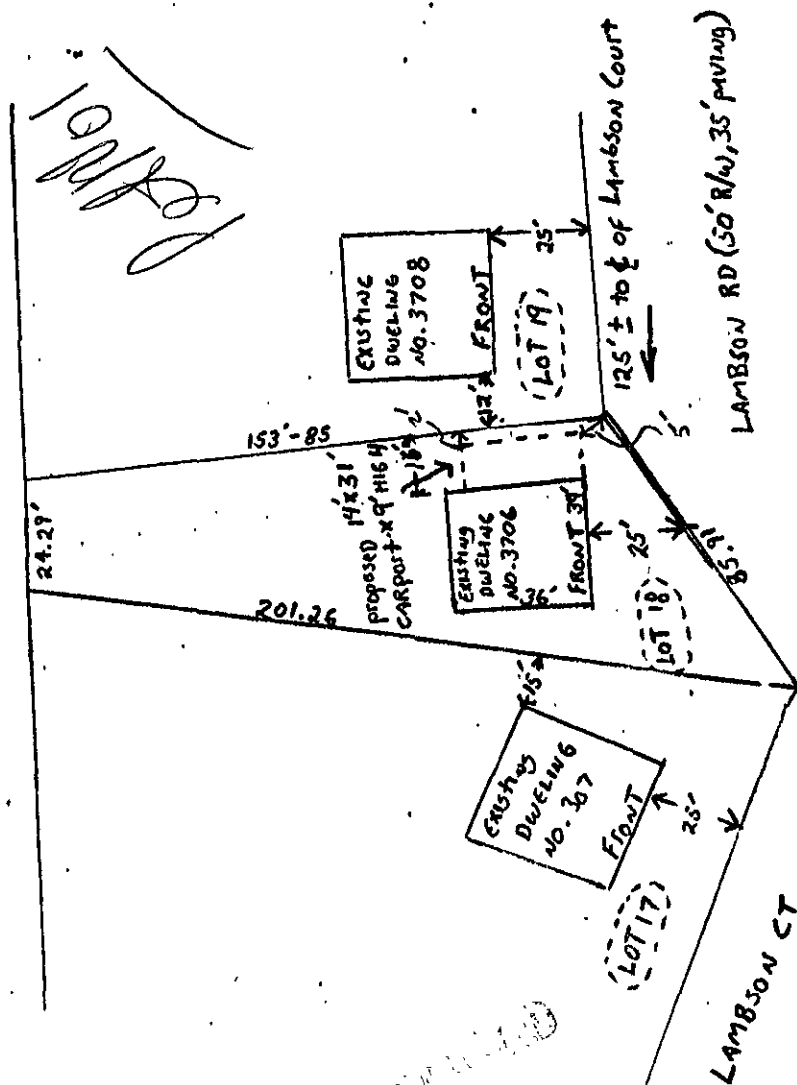
Chesapeake Bay Critical Area:

Prior Zoning Hearings: *None*

Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:

178



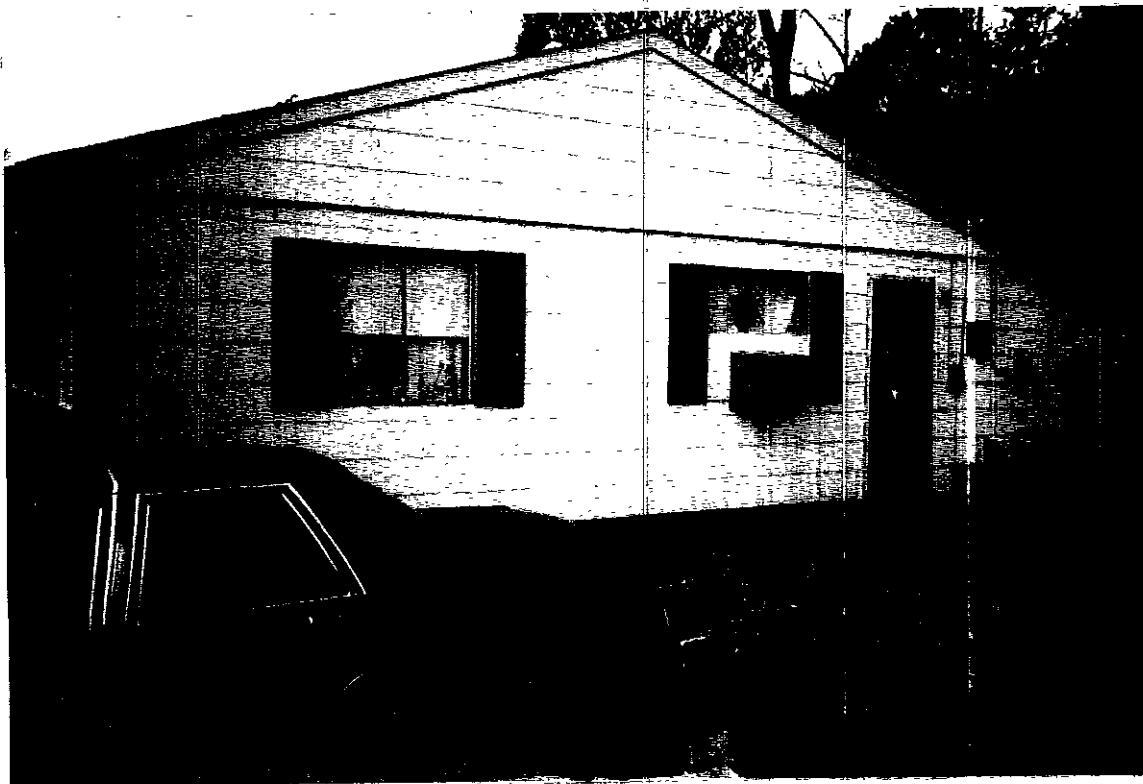
North

date: 11-14-94

prepared by:

Scale of Drawing: 1" = 50'

95-182-A



Right
side
looking
at house.



Same



Same

MICROFILMED



Left side
from rear.



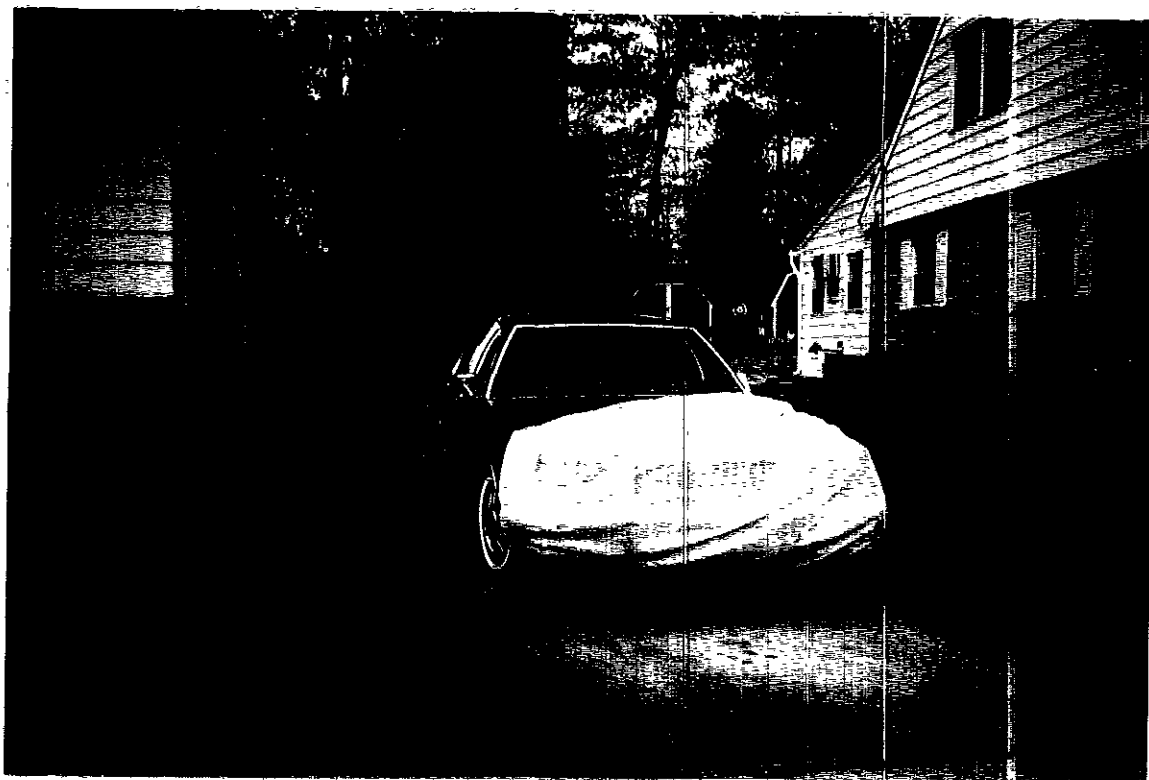
Same



Right side
from front
of house



Right side
from front
of house.



Same.



LOCATION

BENGIES
BOWLEYS
QUARTERS

SCALE

1" = 200'

DATE

OF

PHOTOGRAPHY

JANUARY

1986

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

95-182-A

SHEET

WICHTHFL NE
4-K

178

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 Oct. 15, 1992

Chairman, County Council

SCALE 1" = 200' ±

DATE OF PHOTOGRAPHY JANUARY 1986

LOCATION SHEET

BENGIES
 BOWLEYS
 QUARTERS

N.E.
 4-K

MICROFILMED # 178

MICROFILMED # 178